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**GEM Citizens' User Group
Meeting Minutes
Thursday, April 20, 2006**

GEM Citizens' User Group members present: Jack Buford, Deborah Newhall, Linda Jamison, Stephen Fredrickson, Clifford Lamb, Rick Wolfarth, and Bill Tellefsen.

The meeting was brought to order by David McDevitt, Director of Growth and Environmental Management, at 3:00pm, and reviewed the agenda before introducing Mr. Adam Antony Biblo, Director of Development Services.

Proposed Revisions to the Temporary Uses Ordinance

Michael Clark, Development Services Supervisor, explained the revisions, which consist of adding the following text:

- Temporary uses are permitted in any district outside of the Urban Services Area, except for those with a residential preservation overlay;
- Temporary uses are permitted in any district inside the Urban Services Area, except for any residential district as defined herein; and
- Any event sponsored exclusively by a not-for-profit entity, pursuant to 501(3)(c), IRC, shall be exempt from the two conditions listed above as well as the maximum length of 15 days, so long as the maximum length of the permit does not exceed one (1) day and the event complies with the conditions that no structure or equipment will be placed within 500 feet of any residential property line and that the event be permitted by the County Administrator or designee after a review for structural soundness and safety.

After much discussion by the group, the consensus was to remove the last condition above from the proposed ordinance revisions, and to proceed with the other two revisions.

Proposed Revisions to the Home Occupation Ordinance

Mr. Biblo gave an overview of two similar propositions for the home occupation ordinance revisions; one more rigorous than the other. These revisions are proposed upon the request of the Board regarding allowing small businesses in free-standing structures as an accessory use in association with residential dwellings in the Rural zoning district. Presently, an office business may only be established within this district as an accessory use located within the same structure as the principal use.

After reviewing the regulations drafted to allow such uses, the following recommendations were made:

- Remove the following regulation:

(8) In the event the accessory rural home business office abuts a residential property, noise sources on the property shall not exceed an L10 noise level of 60 dBA during the period of 7am to 10pm, nor 50 dBA during the period of 10pm to 7am as measured at boundary with any abutting property.

Discussion was held regarding the potential issues that could develop as a result of these revisions. Mr. Buford noted that the individual subdivisions' covenants and restrictions should prohibit such uses and doesn't feel the need to proceed with these revisions. Mr. Tellefsen agreed with not recommending the revisions, stating that it could result in doubling the density in the Rural zoning district. Mr. Frederickson also agreed that the revisions were not a good idea. Mr. Lamb stated that such uses could be allowed and be done well, but he wasn't sure how to regulate it appropriately. 1 1

The group consensus was that since home occupations are already allowed by Code within the home, there was no need to revise the ordinance to allow for a home office in a separate building...that expansions to accommodate a home office could be made to the existing residence and did not require an additional building.

Proposed Implementation of Comprehensive Plan Amendments on Interconnectivity

Copies of an email received from Joe Brown, Director of Engineering Services, Public Works, were distributed for review regarding his comments on the proposed interconnectivity amendments. Cherie Bryant, Land Use Planner with the Tallahassee-Leon County Planning Department, gave an overview of the proposed amendments. This amendment has not been adopted yet, and still needs to go before the City and County Board of Commissioners. The amendment, generally, will change the language from encouraging interconnections to requiring them, when reasonable to do so. The purpose of this proposal is to protect the capacity in concurrency on the road system, to help with pedestrian and bicycle access, and to assist with emergency access.

Mr. Brown's email was discussed, and the consensus of the group was agreement with his comments. Ms. Bryant reminded the group that this is a work in progress and that Joe's comments will be considered in the final draft.

Discussion followed among the group, with much of it centered on disagreement with requiring interconnection due to resulting traffic issues. Ms. Bryant stated that even though she understood these concerns, there would be more advantages to requiring an interconnection than not.

Mr. Buford asked if this discussion could be postponed until a representative from the Public Works Department could be present for their input. Everyone agreed and the subject was tabled.

Proposed Revisions to the Purposes and Intensities Associated with the Lake Protection Zoning District

John Kraynak, Environmental Compliance Director, gave an overview of the proposed revisions. This amendment is proposed to implement Comp Plan changes that will no longer allow increased density through rezoning of closed basins. The changes would be implemented in Sections 10-919 and 10-192. He reviewed the proposed changes in Section 10-192, which consist mainly of the following:

- Adding "developments not subject to the Lake Jackson Special Development Zones," and striking the lake protection area, defined as an area based on the Lake Jackson basin boundary;
- Adding that the closed basin must be certified by a qualified professional to the effect that there "are no discharges for all pre-development storms up to and including the 100-year, 24 hour duration storm," and striking "are no artificial or natural discharges from it;"
- In relation to the stormwater runoff above the pre-development volumes, stating that it should be retained on-site, striking language that stated it could be filtered through an approved regional stormwater management facility; and
- Striking the circular reference statement that "All other applicable development standards outlined within the Tallahassee-Leon County Comprehensive Plan, matrix, and this article, are met, including special requirements and restrictions specified for the particular zone if the development site is located within zone A or B."

Under staff's Code interpretation, if a development is in a closed basin that doesn't discharge for a 100-year, 24-hour duration storm, and zone A and zone B happen to be in the bottom of that closed basin, the zones would not apply since the water quality of Lake Jackson would not be affected.

Mr. Kraynak stated that the Planning Commission conducted a consistency review of the proposed revisions and they were determined consistent with the Comp Plan, and that the Board had held its first public hearing already. One issue that arose at the Board's public hearing was the viewshed issue brought up by Commissioner Winchester, who requested that the Planning Commission do a Corridor Workshop to address this issue.

Mr. Frederickson requested not to remove all of the circular statement, but to stop the sentence after the word "met," and striking only the following part of the sentence: "including special requirements and restrictions specified for the particular zone if the development site is located within zone A or B." Everyone was in agreement with this suggestion and with all other proposed amendments to the ordinance.

Meeting adjourned at 5:00pm.